

STATE OF MONTANA
FILED FEBRUARY 19, 1993

COUNTY OF RAVALLI
2:28PM PERM FILE

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1 OF 120 PAGES

CLERK AND RECORDER BY

Steven Reynolds

DEPUTY

NO FEE

RESOLUTION NO. 641

RESOLUTION TO CREATE A ZONING DISTRICT

WHEREAS, a petition was received from 84% of the owners of the real property in the Canyon Paradise Heights Subdivision area, requesting that the BOARD OF COUNTY COMMISSIONERS of Ravalli County create a zoning district with certain regulations; and

WHEREAS, a public hearing was held on December 3, 1992 to take comment on the proposed district and regulations; and

WHEREAS, A "Notice of Intent to Create a Zoning District" was published in the Ravalli Republic on December 30, 1992 and January 6, 1993; and

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS, Ravalli County, Montana, waited 30 days after the first publication of the "Intent to Create a Zoning District"; and

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS, received no letters from freeholders in the proposed district in opposition to the proposed zoning district; and

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS of Ravalli County has determined that the creation of said district is in the best interest of the citizens within the proposed district and Ravalli County;

NOW THEREFORE BE IT RESOLVED that the BOARD OF COUNTY COMMISSIONERS of Ravalli County establish a zoning district and regulations for that district as described herein, in accordance with provisions of Section 76-2-205, M.C.A.

AREA ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 21 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum

average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average lot size of the parcels resulting from the subdivision or reconstitution exceeds the minimum lot size.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence in addition to the primary residence. Any agricultural use, excepting raising of any pigs, and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than three non-resident employees. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums, townhouses, or multiplexes;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;

- restaurants, bars and clubhouses;
- hotels and lodging house;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters, except as provided in Section 76-2-412;
- more than one sign and signs over 4 sq. ft. in size;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building:

A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

Family: One or more persons occupying a dwelling unit as a single, nonprofit, housekeeping organization. No more than five members may be unrelated.

Hotel: A building with ten or more sleeping rooms

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which are provided to transient guests for compensation.

Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

Multiplex: A building designed to be the residence of two or more families living independently of each other.

RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

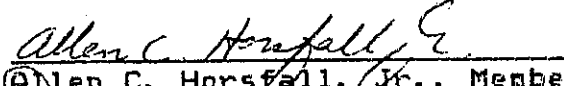
Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

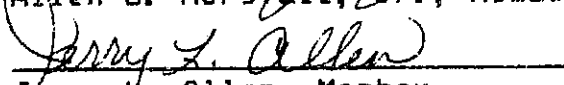
Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.


PASSED AND APPROVED THIS 1ST DAY OF FEBRUARY 1993

BOARD OF COUNTY COMMISSIONERS


Steven D. Powell, Chairman


Allen C. Horsfall, Jr., Member


Jerry L. Allen, Member

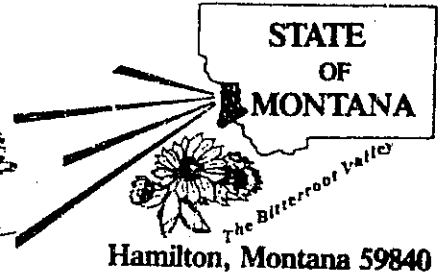
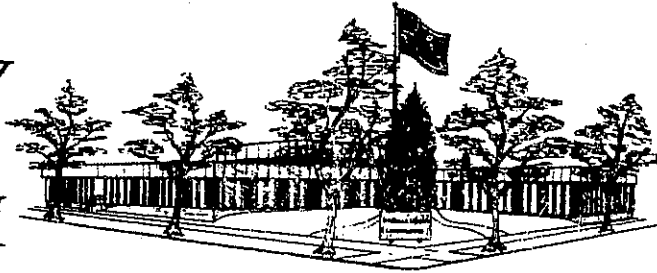
Attest: 
Clerk and Recorder

03.

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COUNTY OF RAVALLI



NOTICE OF PUBLIC HEARING

The Board of County Commissioners of Ravalli County hereby notify you that they will hold a public hearing on Thursday, December 3, 1992 at 1:30 p.m. at their offices at the Ravalli County Courthouse, 205 Bedford Street, Hamilton, Montana.

The purpose of this meeting is to take public comment on the proposed voluntary zoning district on a tract of land known as the Canyon-Paradise Heights Voluntary Zoning District:

W1/2 SW1/4 SW 1/4, Section 15, the SE 1/4 SE 1/4, Section 16, all of Section 21 and the W1/2 NW 1/4, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 21 West, Ravalli County, Montana.

Steven D. Powell, Member
Board of Ravalli County Commissioners

Please publish November 18 and November 25

03

Affidavit of Publication

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STATE OF MONTANA,)
) ss.
County of Ravalli)

Pam Nelson, being
duly sworn, deposes and says that she is the
principal clerk of the publisher of the Ravalli
Republic, a daily newspaper of general circula-
tion, printed and published in Hamilton, Ravalli
County, Montana, and that the subjoined notice,
a copy of which is hereto attached, was published
in the regular and entire issue of said paper

for 2 successive weeks,

commencing on the 1st

day of November 1992,

and published on the following dates thereafter:

November 25, 1992

Signed

Pam Nelson

Subscribed and sworn to before me this 30th

day of November 1992

Steven D. Powell

Notary Public for the State of Montana,
Residing at Hamilton, Montana,

My commission expires 5/16/95

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Steven D. Powell, Member
Board of Ravalli County Commissioners
4463 RB 11/18/92 and 11/25/1992

Post-It™ brand fax transmittal memo 767 of pages: 1	
To: <i>Ravalli Republic</i>	From: <i>Co. Comm's</i>
Co.	Co.
Dept.	Phone #
Fax # <i>363-1767</i>	Fax #

NOTICE OF INTENT TO CREATE A ZONING DISTRICT

On December 23rd, 1992, the BOARD OF COUNTY COMMISSIONERS, Ravalli County, passed a resolution of intent to create a zoning district in the Canyon Paradise Heights Subdivision area.

The district is being proposed to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitate and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

Copies of the proposed regulations are on file at the office of the Clerk and Recorder at the Ravalli County courthouse.

For thirty (30) days after the first publication of this notice, 1/29/93, the BOARD OF COUNTY COMMISSIONERS will receive written protests to the creation of this zoning district or to the zoning regulations, from persons in the district whose names appear on the last completed assessment roll of the County.

LEGAL DESCRIPTION OF THE CANYON PARADISE HEIGHTS AREA:

The area to be zoned consists of the W1/2 SW1/4 SW1/4, Section 15, the SE1/4 SE1/4, Section 16, all of Section 21 and the W1/2 NW1/4, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 21 West, Ravalli County, Montana.

BOARD OF COUNTY COMMISSIONERS

Jerry L. Allen
 Jerry L. Allen, Chairman

Steven D. Powell
 Steven D. Powell, Member

Allen C. Horsfall Jr.
 Allen C. Horsfall, Jr. Member

mkt

Please publish 12/30/92 and 1/6/93

Affidavit of Publication

PF 7746

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STATE OF MONTANA,)
) ss.
County of Ravalli)

Pam Nelson, being
duly sworn, deposes and says that she is the
principal clerk of the publisher of the Ravalli
Republic, a daily newspaper of general circula-
tion, printed and published in Hamilton, Ravalli
County, Montana, and that the subjoined notice,
a copy of which is hereto attached, was published
in the regular and entire issue of said paper

for 2 successive weeks,

commencing on the 30th

day of December 1992,

and published on the following dates thereafter:

January 6, 1993

Signed

Pam Nelson

Subscribed and sworn to before me this 29th

day of

January 1993

[Signature]
Notary Public for the State of Montana,
Residing at Hamilton, Montana,

My commission expires 5/16/95

NOTICE OF INTENT TO CREATE A ZONING DISTRICT

On December 23rd, 1992, the Board
Of County Commissioners, Ravalli
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of the property do not change the essen-
tial character of the area as it is today.

Copies of the proposed regulations
are on file at the office of the Clerk and
Recorder at the Ravalli County Court-
house.

For thirty (30) days after the first
publication of this notice, 1/29/93, the
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whose names appear on the tax com-
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**LEGAL DESCRIPTION OF THE
CANYON PARADISE HEIGHTS
AREA.**

The area to be zoned contains of the
W1/2 SW1/4 SW1/4, Section 15, the
SE1/4 SE1/4, Section 16, all of Section
21 and the W1/2 NW1/4, Section 22 and
Lots 5-12, Block 5, Paradise Heights
No. 2, all in Township 6 North, Range 21
West, Ravalli County, Montana.

Board Of County Commissioners
/s/ Jerry L. Allen, Chairman
/s/ Steven D. Powell, Member
/s/ Allen C. Horsfall, Jr. Member
#516 RR-1 2/30/1992, 1/6/1993

MINUTES

Canyon Paradise Heights Voluntary Zoning Petition
December 3, 1992, 1:30 p.m.

Commissioner Jerry Allen read the "Notice of Public Hearing" which was published in the Ravalli Republic on November 18 and November 25. Those in attendance in the audience were: Maureen O'Brien, Mark Rhodes, Greg Bell, George Masnick, Rick Torre, Eleanor Albert, Larry Johnson, Bill Pilling, Russ Lawrence and Ken Gardner.

Commissioner Allen Horsfall read the letter George Corn, County Attorney wrote, dated November 24, 1992. Briefly, some of George's concerns were Sections 76-2-2-209, 76-1-113, and 76-2-412, MCA relating to those laws that are in affect irrespective of zoning. George feels that the petitioners should be aware of these statutes. George had concerns under "Density", in that there might be a misunderstanding of the last lines of the last sentence which ends, "minimum acreage". George feels this should be "minimum lot size". Under "Permitted Uses", George had some confusion with guest house or employee quarters loosely defined. George was also concerned with the number of employees a business could have not being clearly spelled out. Under "Prohibitive Uses," there were questions with supporters of the zone having prohibited things that they are not allowed to prohibit. His final concern regards enforcement of the zone. George's letter is hereto attached for further examination.

Commissioner Jerry Allen asked for opponents to the district:

Rick Torre (It is noted that the file contains a letter from Nancy Torre stating that she gives her permission for Rick to speak on her behalf concerning the proposed zoning measures.) Rick stated that since the petition stated the purpose of the zone was to "preserve the area", he did not see where or how this would be accomplished with the petition either in intent or through specific language.

Greg Bell spoke his concerns in opposition in that he felt the petition, as written, promoted subdivision. He felt it a person has ten acres and wants a third residence, in order to get that third residence, he has to subdivide, i.e. two five's with two residences on each five. He has questions regarding ownership of same. Greg has questions as to the number of animals allowed in the zone.

Ken Gardner spoke in opposition to the petition stating the petition would prohibit subdivision of property into those parcels which contradicts the covenants already on the property.

Commissioner Jerry Allen at this point asked for proponents to the petition.

George Masnick said the intention of the petition was to allow the neighborhood to continue to develop the way it has already developed and to promote some control on the density. This is the purpose for the ten acre and the five acre zones. The language "average of five acres" was to prevent clustering of houses. The group compiling the petition were not thinking about an individual owner trying to put as many houses as possible on property. Language was not constructed at the time to try and deal with that problem and it was hoped that language could be constructed reflecting same.

Tim Schwecke had questions regarding why the five acre minimum on one part of the district and ten acre on the remainder. George Masnick explained that the original ten acre tracts are on a flat area and fairly well roaded. The other areas are more on hillsides, timber and fewer roads. Enough people in the flat area felt that five acre tracts were more suitable for their area and the group tried to accommodate this. The line follows the original ten acre divisions.

After a lengthy discussion, the basic intent was agreed that they wanted to allow an accessory dwelling to the primary resident on a five acre tract and not allow any further subdivision. On a ten acre piece, subdivision would be allowed once. Existing lots of record that are over five acres can be subdivided once. The key argument Greg was making is that in order to support three households within the same ownership, you are forced to subdivide. Greg's fear appeared to not be ownership but an added incentive to sell ground thereby creating another property owner. Allen Horsfall suggested there be wording in the petition to where four houses on ten acres be allowed, but that there doesn't have to be the actual change of ownership unless the property is sold. In other words you would not be required to go through the subdivision process unless the land is sold. Mr. Horsfall's concerns also went to enforcement of the zone. Greg offered to be left out of the zone entirely as his property is on the boundary of the proposed zone. Greg did not sign the original petition.

Commissioner Allen called for further proponents:

Russ Lawrence spoke in favor of the petition.

There being no further proponents - Chairman Jerry Allen asked the Commissioners for the comments.

Commissioner Allen Horsfall pointed out that under "Area to be zoned" there was a mistake in that the zone is actually in Range 21 rather than 31 as stated. Also under "Density" George Corn's

letter suggested that "minimum acreage" should read "minimum lot size".

A copy of George Corn's letter with his recommendations is attached hereto to these minutes and were discussed at this meeting.

Commissioner Horsfall had a concern with the phrase "pig farm"- is this one pig or one hundred pigs? The Commission suggest a number be assigned to this statement for future reference. After discussion it was decided that no pigs would be allowed.

Commissioner Horsfall also felt that a distinction needed to be made as to what animals a limit of 15 was being placed.

The discussion moved to "Home Based Businesses". The concern was how many non-resident employees the business could have. It was agreed that the petition should read the no more than three non-resident employees are permitted.

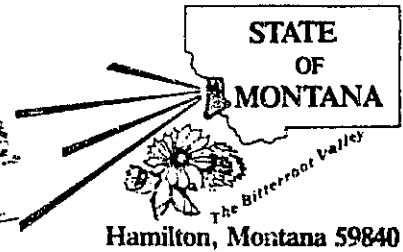
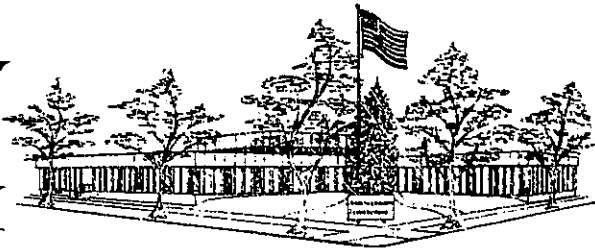
Tim Schwecke had a concern that there might be some misunderstanding under "Permitted Uses" listed is single family dwellings and under "Prohibited Uses" listed is apartments. Apartments have been defined as a building with three or more separate units. Have duplexes been left out on purpose? There is a gap here that duplexes are allowed.

The Commission will consider this petition until such time they decide whether or not to pass a Resolution of Intent. If this Resolution is enacted the freeholders have 30 days from the date of the first publication of this Resolution to comment. If 40% of the freeholders object to the petition, the issue is dead not to be considered again for one year.

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COUNTY OF RAVALLI



Novmeber 9, 1992

TO: RAVALLI COUNTY COMMISSIONERS

FROM: RAVALLI COUNTY CLERK & RECORDER

Betty T. Sund

RE: GEORGE M. MASNICK VOLUNTARY ZONING PETITION

Attached please find the George M. Masnick Zoning Petition that was presented to me for signature approval. We find that there are 45 correct freeholder signatures out of a possible 53, which calculates to be 84%.

As per 76-2-101 MCA you are authorized and empowered to order and create a planning and zoning district after the appropriate public hearings.

If you have any questions, please feel free to contact me.
Thank you.

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BARGEORISV

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PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $SE\frac{1}{2}SE\frac{1}{2}$, Section 16, all of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

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Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

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PROHIBITED USES.

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Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION	LOT	BLOCK	SEC	TWNSP	RANGE
IN S1/2NE INDEX 26 4.396 AC	21	6	21		
IN SWNW INDEX 18 0.90 AC	22	6	21		
CS #3426 TRACT A					

X DAVID F. BOURGEOIS
 (Signature)
 DAVID F. BOURGEOIS
 (Type or Print Name)

Dated this 2nd day of August, 1992

X JANICE M. BOURGEOIS
 (Signature)
 JANICE M. BOURGEOIS
 (Type or Print Name)

Dated this 2nd day of August, 1992

 (Signature)

 (Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF _____)

: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)

: ss.

County of _____)

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2. The $SE\frac{1}{2}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

Hotel: A building with ten or more sleeping rooms which are provided to transient guests for compensation.

Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION
PARADISE HTS
SUBJ TO ROAD
20.06 AC

LOT BLOCK
SEC TWPNSP RANGE
1 E 2 2

X

George S. Masnick
(Signature)
GEORGE S. MASNICK
(Type or Print Name)

Dated this 2 day of August, 1992

X

Reisa A. Kahn
(Signature)
REISA A. KAHN
(Type or Print Name)

Dated this 2 day of August, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF Montana)

County of Ravalli : ss.)

On this 22nd day of Sept., 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared George S Masnick, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Betty T. Jund
Notary Public for the State of Montana
Residing at Hamilton, MT
My Commission expires Nov 19, 1994

STATE OF _____)

County of _____ : ss.)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)

County of _____ : ss.)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

PF-7746

21.

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
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Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY-DESCRIPTION	LOT	BLOCK
PARADISE HTS	SEC	TWNSP RANGE
9.89 AC	LOT 6	2

X Paula L. Frickey
 (Signature)
PAULA L. FRICKEY
 (Type or Print Name)

Dated this 1 day of Aug, 1992

X Steven L. Frickey
 (Signature)
STEVEN L. FRICKEY
 (Type or Print Name)

Dated this 1 day of Aug, 1992

 (Signature)

 (Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

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My Commission expires _____

STATE OF _____)
: ss.

County of _____)

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My Commission expires _____

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AREA TO BE ZONED. The area to be zoned consists the $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $SE\frac{1}{2}SE\frac{1}{2}$, Section 16, all of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

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Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION	LOT	BLOCK
	SEC	TWNSP RANGE
PARADISE HTS #2	PT	9 5
AMEND SUB PLAT #408 LOT 9-A		
4.00 AC		

X Jerome Hammond
 (Signature)
TEROME HAMMOND
 (Type or Print Name)

Dated this 1 day of Aug, 1992

X Ana Luisa Hammond
 (Signature)
ANA LUISA HAMMOND
 (Type or Print Name)

Dated this 1 day of August, 1992

 (Signature)

 (Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

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My Commission expires _____

STATE OF _____)
: ss.

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Legal Description of Property:

PROPERTY DESCRIPTION	LOT	BLOCK	SEC	TWNSP	RANGE
IN SWNW INDEX 7	22	6	21		
SUBJ TO EASEMENT 138-186					
CS #3855 TRACT B					
15.9 AC					

X Brent C. Holmes
(Signature)
BRENT C. HOLMES
(Type or Print Name)

Dated this 2 day of AUGUST, 1992

X Beth D. Holmes
(Signature)
BETH D. HOLMES
(Type or Print Name)

Dated this 2nd day of AUGUST, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

PF 7746

22

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

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: ss.

County of _____)

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- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

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Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

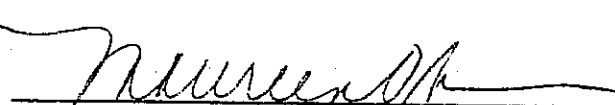
Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION	LOT BLOCK
PARADISE HTS #2	SEC TWNSP RANGE
AMEND SUB PLAT #408 LOT 9-B	PT 9 5
5.70 AC	

X



(Signature)

MAUREEN O'BRIEN

(Type or Print Name)

Dated this ____ day of ____, 1992

(Signature)

(Type or Print Name)

Dated this ____ day of ____, 1992

(Signature)

(Type or Print Name)

Dated this ____ day of ____, 1992

STATE OF _____)

: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)

: ss.

County of _____)

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Residing at _____,
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AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

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PROHIBITED USES.

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- mobile home parks;
- RV parks and private campgrounds;
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- open storage of junk, junk cars, or junk car parts;
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Legal Description of Property:

PROPERTY DESCRIPTION	LOT	BLOCK
IN SESW INDEX 9	SEC	TWNSP RANGE
CS #2292	21	6 21
20 AC		

X 
(Signature)
RUSSELL M. PARSONS
(Type or Print Name)

Dated this 1 day of AUG, 1992

X 
(Signature)
ILEEN R. PARSONS
(Type or Print Name)

Dated this 1 day of Aug, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF _____)
: ss.

County of _____)

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Residing at _____,
My Commission expires _____

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: ss.

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Legal Description of Property:

PROPERTY DESCRIPTION	LOT BLOCK		
	SEC	TWNSP	RANGE
IN SENE INDEX 21	21	6	21
CS #3718 TRACT E-2-A			
4.65 AC			

X 

(Signature)

MARK E. RHODES

(Type or Print Name)

Dated this 31 day of JULY, 1992

(Signature)

(Type or Print Name)

Dated this ____ day of _____, 1992

(Signature)

(Type or Print Name)

Dated this ____ day of _____, 1992

STATE OF _____)

: ss.

County of _____)

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My Commission expires _____

STATE OF _____)

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My Commission expires _____

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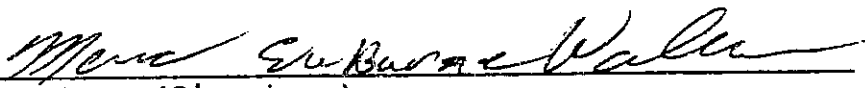
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Legal Description of Property:

PROPERTY DESCRIPTION	LOT BLOCK			
	SEC	TWN	SP	RANGE
PARADISE HTS #2	5 E	6		5
AMEND PLAT #188 LOT 7	PT 7 E	8		5
31.885 AC				

X 
 (Signature)
MARC EUBORNE WALKER
 (Type or Print Name)

Dated this _____ day of _____, 1992

 (Signature)

 (Type or Print Name)

Dated this _____ day of _____, 1992

 (Signature)

 (Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF _____)
: ss.

County of _____)

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My Commission expires _____

PF-7746

49

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Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.


Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION	LOT BLOCK
IN NWSE INDEX 5	SEC TWNSP RANGE
CS #2457 TRACT F	21 6 21
10.14 AC	
PROPERTY DESCRIPTION	LOT BLOCK
IN SWNE INDEX 16	SEC TWNSP RANGE
TRACT A CS #1729	21 6 21
1.53 AC	
PROPERTY DESCRIPTION	LOT BLOCK
PARADISE HTS	SEC TWNSP RANGE
11.72 AC	1 1

X



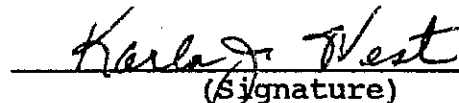
(Signature)

MICHAEL H. WEST

(Type or Print Name)

Dated this 29 day of July, 1992

X



(Signature)

KARLA J. WEST

(Type or Print Name)

Dated this 29 day of July, 1992

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

CERTIFICATE OF ACKNOWLEDGEMENT

State of Montana
County of Ravalli

On this 22nd day of Sept in the year 1992,
before me Betty T. Lund, a
Notary Public for the State aforesaid personally appeared:

DAVID F. AND JANICE M. BOURGEOIS,

PAULA L. AND STEVEN L. FRACKY,

JEROME AND ANA LUISA HAMMOND,

ERENT C. AND BETH D. HOLMES,

~~GEORGE S. MASNICK~~ AND REISA A. KAHN,

MAUREEN O'BRIEN,

RUSSELL M. AND ILEEN R. PARSONS,

MARK E. RHODES,

MARC EUBERNE WALKER,

MICHAEL H. AND KARLA J. WEST,

known to me (or proved to me on the oath of

George S. Masnick)
to be the person whose name is subscribed to the within
instrument, and acknowledged to me that he (she or they)
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my Notarial Seal the day and year first above written.

Betty T. Lund
Notary Public for the State of Montana
Residing at Hamilton, MT
My Commission expires Nov. 19, 1994

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

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Kennel: A place where five or more canines are kept, whether as pets or commercially.

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A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

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Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground:

A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse:

A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel:

A tract of land separately described in a certificate of survey or subdivision plat.

Employee:

An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION
PARADISE HTS #2
AMEND PLAT #188 LOT 8
6.91 AC

LOT BLOCK
SEC TWPSP R NGE

PT LOTS 7 &

8

5

X Jean M. Matthews

(Signature)

JEAN M. MATTHEWS

(Type or Print Name)

Dated this 29th day of July, 1992

X

Russell W. Lawrence

(Signature)

RUSSELL W. LAWRENCE

(Type or Print Name)

Dated this 29th day of July, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF MONTANA)

: ss.

County of RAVALLI)

On this 29th day of July, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared JEAN M. MATTHEWS and RUSSELL W. LAWRENCE, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Myrna A. Varner
 Notary Public for the State of Montana
 Residing at Victor,, Montana
 My Commission expires March 7, 1993

STATE OF _____)

: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

 Notary Public for the State of _____
 Residing at _____,
 My Commission expires _____

STATE OF _____)

: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

 Notary Public for the State of _____
 Residing at _____,
 My Commission expires _____

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

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RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION	LOT BLOCK
IN W1/2E1-2NWSE INDEX 6	SEC TWNSP RANGE
CS #2457 PT TRACT G	21 6 21
9.16 AC	

PROPERTY DESCRIPTION	LOT BLOCK
IN W1/2E1/2NWSE INDEX 25	SEC TWNSP RANGE
CS #2851M TRACT D	21 6 21
1 AC	

X Cecil M. Cesar

(Signature)

CECIL M. CESAR

(Type or Print Name)

Dated this 17 day of September, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF Arizona)
: ss.

County of Maricopa)

On this 17 day of September, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Cecil M. Olson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Deborah S. Noblehorse
Notary Public for the State of Arizona
Residing at 555 W. Catalina, Phoenix
My Commission expires 5-10-94

STATE OF _____)

: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)

: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $SE\frac{1}{2}SE\frac{1}{2}$, Section 16, all of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

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MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $N\frac{1}{2}$ and $SW\frac{1}{2}$ of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$ of Section 22, ten (10) acres;
2. The $SE\frac{1}{2}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

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- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
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- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

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Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

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Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION	LOT	BLOCK	SEC	TWNSP	RANGE
PARADISE HTS	5		2		
PARADISE HTS	2 TO	4		1	
SUBJECT TO USFS RD					
36.51 AC					

PROPERTY DESCRIPTION	LOT	BLOCK	SEC	TWNSP	RANGE
PARADISE HTS	38		2		
AMEND SUB PLAT #71					
7.21 AC					

PROPERTY DESCRIPTION	LOT	BLOCK	SEC	TWNSP	RANGE
PARADISE HTS	4A		2		
AMEND SUB PLAT #71					
3.27 AC					

PROPERTY DESCRIPTION	LOT	BLOCK	SEC	TWNSP	RANGE
PARADISE HTS	4B		2		
AMEND SUB PLAT #71					
4.12 AC					

(X) Lucille M. Whitlark Trustee
 (Signature)
LUCILLE M. WHITLARK, TRUSTEE
 (Type or Print Name)

Dated this 11TH day of AUGUST, 1992

STATE OF MICHIGAN)County of WAYNE : ss.)

On this 11TH day of AUGUST, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared LUCILLE M. WHITLARK known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Thomas A. Northrup

Notary Public for the State of
Residing at
My Commission expires

THOMAS A. NORTHRUP
Notary Public, Wayne County, MI
My Commission Expires July 18, 1995

STATE OF _____)

: ss.)

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

STATE OF _____)

: ss.)

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

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BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

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- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

Hotel: A building with ten or more sleeping rooms which are provided to transient guests for compensation.


Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

- Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.
- Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.
- RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.
- Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.
- Parcel: A tract of land separately described in a certificate of survey or subdivision plat.
- Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

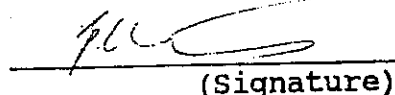
Legal Description of Property:

PROPERTY DESCRIPTION	SEC	TWNSP	RANGE
IN NESW INDEX 19	21	6	21
CS #2457 PARCEL J			
21.94 AC			


(Signature)
VIRGINIA JAMRUSZKA

(Type or Print Name)

Dated this 21st day of Aug., 1992


(Signature)

ELLIS MISNER

(Type or Print Name)

Dated this 21st day of Aug., 1992

(Signature)

(Type or Print Name)

Dated this ____ day of _____, 1992

STATE OF Montana)

County of Leeton : ss.

On this 25th day of August, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____,

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Gloria G. Hicks
Notary Public for the State of Montana
Residing at Fairfield
My Commission expires April 30, 1993

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____,

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____,

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

DE- 7746

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $SE\frac{1}{2}SE\frac{1}{2}$, Section 16, all of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $N\frac{1}{2}$ and $SW\frac{1}{2}$ of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$ of Section 22, ten (10) acres;
2. The $SE\frac{1}{2}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

- Accessory Building:** A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.
- Agricultural Use:** The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.
- Apartments:** A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.
- Condominium:** A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.
- Hotel:** A building with ten or more sleeping rooms which are provided to transient guests for compensation.
- Kennel:** A place where five or more canines are kept, whether as pets or commercially.
- Lodging House:** A building where lodging is provided by prearrangement and for compensation.

- Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.
- Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.
- RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.
- Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.
- Parcel: A tract of land separately described in a certificate of survey or subdivision plat.
- Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION	LOT	LOT BLOCK	SEC	TWNSP	RANGE
PARADISE HTS	8	2			
10.76 AC					
PROPERTY DESCRIPTION	LOT	LOT BLOCK	SEC	TWNSP	RANGE
PARADISE HTS	7	2			
9.92 AC					
PROPERTY DESCRIPTION	LOT	LOT BLOCK	SEC	TWNSP	RANGE
IN SENW INDEX 22	21	6			21
CS #2457 TRACT A					
21.24 AC					

Howard B. Rapp Jr. Trustee

(Signature)

HOWARD B. RAPP JR. TRUSTEE

(Type or Print Name)

Dated this 24th day of August, 1992

Mary R. Wicks

(Signature)

Mary R. Wicks

(Type or Print Name)

Dated this 24th day of August, 1992

STATE OF MT)

County of Ravalli : ss.)

On this 24th day of August, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Howard B. Kapp, Jr., known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Shary R. Wicks
Notary Public for the State of MT
Residing at Hamilton
My Commission expires Dec. 14, 1994 MT

STATE OF _____)

County of _____ : ss.)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)

County of _____ : ss.)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

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Mobile Home:

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Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground:

A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse:

A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel:

A tract of land separately described in a certificate of survey or subdivision plat.

Employee:

An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION
IN SWNE INDEX 4
CS #2457 TRACT C
20.02 AC

SEC TWNSP RANGE
21 6 21

Dennis P. Nikolaus

(Signature)

DENNIS P. NIKOLAUS

(Type or Print Name)

Dated this 17 day of Aug, 1992

Linda Lee Nikolaus

(Signature)

LINDA LEE NIKOLAUS

(Type or Print Name)

Dated this 17 day of August, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

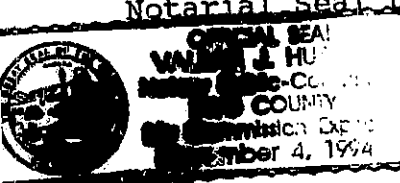
STATE OF CALIF)

: ss.

County of Inyo)

On this 17th day of August, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Dennis P. Nikolaus and Linda Lee Nikolaus, known to me to be the person(s) whose name(s) ~~xxx~~/are subscribed to the within instrument and acknowledged to me that ~~she/xxe~~/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Walter J. Huie
Notary Public for the State of California

Residing at InyoMy Commission expires November 4, 1994

STATE OF _____)

: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____

Residing at _____,

My Commission expires _____

STATE OF _____)

: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____

Residing at _____,

My Commission expires _____

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $SE\frac{1}{2}SE\frac{1}{2}$, Section 16, all of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $N\frac{1}{2}$ and $SW\frac{1}{2}$ of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$ of Section 22, ten (10) acres;
2. The $SE\frac{1}{2}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

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RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

IN S* INDEX 29
CS #2457 PARCEL D
29.12 AC

SEC TWPSP RANGE
21 6 21

IN S1-2SW INDEX 20
CS #2457 PARCEL P
20.08 AC

21 6 21

Lowell H. Kleven

(Signature)

LOWELL H. KLEVEN

(Type or Print Name)

Dated this 3 day of August, 1992

Janice K. Kleven

(Signature)

JANICE K. KLEVEN

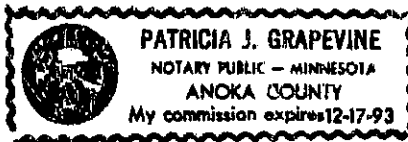
(Type or Print Name)

Dated this 3 day of August, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992



STATE OF Minnesota)
: ss.

County of Anoka)

On this 3 day of August, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Lowell and Janice Kleven, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Patricia J. Grapevine
Notary Public for the State of Minnesota
Residing at Coon Rapids, MN
My Commission expires 12-17-93

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $SE\frac{1}{2}SE\frac{1}{2}$, Section 16, all of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The $W\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, Section 15, the $N\frac{1}{2}$ and $SW\frac{1}{2}$ of Section 21 and the $W\frac{1}{2}NW\frac{1}{2}$ of Section 22, ten (10) acres;
2. The $SE\frac{1}{2}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

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Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

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- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

Hotel: A building with ten or more sleeping rooms which are provided to transient guests for compensation.

Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

PF-7746

Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION
IN SENE INDEX 27
CS #3160 TRACT E-1
10.01 AC

SEC TWNSP RANGE
21 6 21

B.C. Rimbeaux
(Signature)
B. C. RIMBEAUX
(Type or Print Name)
Dated this 6th day of August, 1992

(Signature)

(Type or Print Name)
Dated this _____ day of _____, 1992

(Signature)

(Type or Print Name)
Dated this _____ day of _____, 1992

STATE OF New Mexico)

County of SANTA FE : ss.)

On this 6th day of AUGUST, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared B.C. RIMBEAUX, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



OFFICIAL SEAL
CARLIE LINES
NOTARY PUBLIC
STATE OF NEW MEXICO

My Commission Expires 9/27/95

Carl L.
Notary Public for the State of NEW MEXICO
Residing at 102 WILLIAMS SANTA FE, NM
My Commission expires 9/27/95

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

PF- 7746

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PF-7746

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

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Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

PF - 7746

- Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.
- Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.
- RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.
- Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.
- Parcel: A tract of land separately described in a certificate of survey or subdivision plat.
- Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.
- Legal Description of Property:

PROPERTY DESCRIPTION
IN S1-2NE INDEX 12
CS #2457 TRACT D
20 AC

SEC TWNSP RANGE
21 6 21

B.C. Rimbeaux

(Signature)

B.C. RIMBEAUX

(Type or Print Name)

Dated this 6th day of August, 1992

Billy Clyde Rimbeaux

(Signature)

BILLY CLYDE RIMBEAUX

(Type or Print Name)

Dated this 6th day of August, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF New Mexico)

County of Santa Fe : ss.)

On this 6th day of August, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared B.C. RIMBEAUX + BILLY CLYDE RIMBEAUX, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



OFFICIAL SEAL
CARLIE LINES
NOTARY PUBLIC
STATE OF NEW MEXICO

My Commission Expires

9/27/95

Notary Public for the State of NEW MEXICO
Residing at 102 WILLIAMS SANTA FE, N.M.
My Commission expires 9/27/95

STATE OF _____)

: ss.)

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)

: ss.)

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

PF-7746

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

Hotel: A building with ten or more sleeping rooms which are provided to transient guests for compensation.

Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION
NENE INDEX 1 & 11
40 AC
W1-2NWNW INDEX 19
20.11 AC

LOT	BLOCK	SEC	TWNSP	RANGE
21		6		21
22		6		21

X Pamela M. Smith
(Signature)

PAMELA M. SMITH
(Type or Print Name)

Dated this 27 day of OCTOBER, 1992

(Signature)

(Type or Print Name)

Dated this ____ day of _____, 1992

(Signature)

(Type or Print Name)

Dated this ____ day of _____, 1992

PF-7746

STATE OF TENNESSEE)County of MAURY : ss.)

On this 27 day of OCTOBER, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared PAMELA M. SMITH known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Wayne Kennedy
 Notary Public for the State of TENNESSEE
 Residing at Columbia, TENNESSEE
 My Commission expires JUNE 17-96

STATE OF _____)

County of _____ : ss.)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

 Notary Public for the State of _____
 Residing at _____,
 My Commission expires _____

STATE OF _____)

County of _____ : ss.)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

 Notary Public for the State of _____
 Residing at _____,
 My Commission expires _____

PE-2746

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

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Hotel: A building with ten or more sleeping rooms which are provided to transient guests for compensation.

Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

17-1746

Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

21-6-21 Index 18
Index 23
Index 24

Raymond C. Larsen TTE
(Signature)
RAYMOND C. LARSEN Trustee
(Type or Print Name)

Dated this 17 day of Sept., 1992

VERNA M. LARSEN Trustee
(Signature)
Verna M. Larsen TTE
(Type or Print Name)

Dated this 17 day of Sept., 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF California,

County of Los Angeles ss.

On this 17th day of September, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Raymond E. Larsen and Verna M. Larsen, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



OFFICIAL NOTARY SEAL
HEIDI KAUFMAN-LEVINE
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires MAR 09, 1993

Heidi Kaufman-Levine
Notary Public for the State of California
Residing at Long Beach, CA
My Commission expires March 9, 1993

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the $W\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$, Section 15, the $SE\frac{1}{4}SE\frac{1}{4}$, Section 16, all of Section 21 and the $W\frac{1}{2}NW\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

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BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The $W\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$, Section 15, the $N\frac{1}{2}$ and $SW\frac{1}{4}$ of Section 21 and the $W\frac{1}{2}NW\frac{1}{4}$ of Section 22, ten (10) acres;
2. The $SE\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

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Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

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- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

Condominium: A form of multi-family dwelling in which an independently owned apartment is located in a building and on land, both of which are commonly owned, usually by a homeowners' association.

Hotel: A building with ten or more sleeping rooms which are provided to transient guests for compensation.

Kennel: A place where five or more canines are kept, whether as pets or commercially.

Lodging House: A building where lodging is provided by prearrangement and for compensation.

Mobile Home: A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground: A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse: A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel: A tract of land separately described in a certificate of survey or subdivision plat.

Employee: An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

N 495' NWNE INDEX 13
PT CS #2317
15 AC

N 495' NENW INDEX 30
PT CS #2317
15 AC

LOT BLOCK
SEC TWNSP RANGE
21 6 21

21 6 21

Charles Robert Oliver, Jr. Trustee
(Signature)

CHARLES ROBERT OLIVER JR. TRUSTEE
(Type or Print Name)

Dated this 29 day of AUG., 1992

Charlotte S. Oliver, Trustee
(Signature)

CHARLOTTE S. OLIVER TRUSTEE
(Type or Print Name)

Dated this 29 day of August, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

STATE OF California)
: ss.

County of Orange)

On this 29 day of August, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Charlotte S. Oliver, trustee,
Proved known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Marilyn E.
Notary Public for the State of CA
Residing at Fountain Valley CA
My Commission expires 9-10-93

STATE OF California)
: ss.

County of Orange)

On this 29 day of August, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Charles Robert Oliver, trustee,
Proved known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Marilyn E.
Notary Public for the State of CA
Residing at Fountain Valley CA
My Commission expires 9-10-93

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____,
known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 16, all of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, the N $\frac{1}{2}$ and SW $\frac{1}{4}$ of Section 21 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, ten (10) acres;
2. The SE $\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

Accessory Building: A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.

Agricultural Use: The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.

Apartments: A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.

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RV Park or Campground:

A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse:

A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel:

A tract of land separately described in a certificate of survey or subdivision plat.

Employee:

An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION
IN S1-2NE INDEX 17
TRACT 8 CS #1729
3.48 AC

SEC TWNSP RANGE
21 5 21

Howard B. Rapp Jr. President

(Signature)

RAPP FAMILY FOUNDATION, INC. HOWARD B. RAPP JR. PRESIDENT

(Type or Print Name)

Dated this 24th day of August, 1992

Mary R. Wicks

(Signature)

Mary R. Wicks

(Type or Print Name)

Dated this _____ day of _____, 1992

(Signature)

(Type or Print Name)

Dated this _____ day of _____, 1992

PP-7746

STATE OF MT)
County of Beavert : ss.

On this 24th day of August, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Howard D. Rapp, Jr. known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

David P. Wilkes
Notary Public for the State of MT
Residing at Hamilton MT
My Commission expires Dec 14 1994

STATE OF _____)
County of _____ : ss.

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

STATE OF _____)
County of _____ : ss.

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission expires _____

PF-7746

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

AREA TO BE ZONED. The area to be zoned consists the $W\frac{1}{2}S\frac{1}{2}SW\frac{1}{4}$, Section 15, the $SE\frac{1}{4}SE\frac{1}{4}$, Section 16, all of Section 21 and the $W\frac{1}{2}NW\frac{1}{4}$, Section 22 and Lots 5-12, Block 5, Paradise Heights No. 2, all in Township 6 North, Range 31 West, Ravalli County, Montana.

DENSITY. Further subdivision of existing parcels will be allowed down to the established minimum average. The minimum average means that one or more parcels can be subdivided or reconstituted in any manner as long as the average acreage of the parcels resulting from the subdivision or reconstitution exceeds the minimum acreage.

BOUNDARY LINE ADJUSTMENTS. Nothing in this zoning plan shall prohibit adjustment of boundary lines between adjacent property owners, as long as no additional parcels are created.

MINIMUM LOT SIZE. The minimum lot size is as follows:

1. The $W\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$, Section 15, the $N\frac{1}{2}$ and $SW\frac{1}{4}$ of Section 21 and the $W\frac{1}{2}NW\frac{1}{4}$ of Section 22, ten (10) acres;
2. The $SE\frac{1}{4}$, Section 21, and Lots 5-12, Block 5, Paradise Heights No. 2, five (5) acres;

Providing, however, that any tract which is an original platted tract from Paradise Heights or Paradise Heights No. 2 may be divided one time without violating this provision. Pre-existing parcels below the minimum acreage are allowed.

PERMITTED USES. Single family dwellings, accessory buildings and uses incidental to the allowed uses are allowed. Each parcel may have one additional residence which may be a guest house or employee quarters in addition to the primary residence. Any agricultural use, excepting pig farms and feed lots, shall be allowed. Feed lot operation consists of any property on which fifteen (15) or more animals are held for market and on which more than 65% of the feed for the animals is supplementally provided from off-premises.

Home based businesses which do not create a nuisance as defined by Montana law are allowed. The business can have no more than five employees on the property during any two week period and can have no more than three employees who work on the property, but do not reside there during any two week period. The business shall be conducted within the home or within a shop less than 1500 square feet in size which may be separate from the residence.

PROHIBITED USES.

- mobile homes (except for temporary shelter while the home is being built or repaired) shall not exceed 18 months.
- apartments, condominiums or townhouses;
- mobile home parks;
- RV parks and private campgrounds;
- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
- signs of more than 4 sq. ft.;
- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
- open storage of junk, junk cars, or junk car parts;
- sand or gravel pits;
- radio, tv or communication towers higher than 50 ft. or requiring separate lights;
- kennels;
- mini-storage businesses;
- any other activity that constitutes a nuisance.

DEFINITIONS.

- Accessory Building:** A subordinate building devoted to a use incidental to the main use. Separate parts of a building divided by an unpierced wall shall be deemed separate buildings.
- Agricultural Use:** The practice of cultivating the soil, producing crops, and raising and managing livestock. Does not include feed lots.
- Apartments:** A building with three or more separate units consisting of a room or suite of rooms which include bath and kitchen accommodations, intended or designed to be used as an independent residence by an individual or family.
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- Hotel:** A building with ten or more sleeping rooms which are provided to transient guests for compensation.
- Kennel:** A place where five or more canines are kept, whether as pets or commercially.
- Lodging House:** A building where lodging is provided by prearrangement and for compensation.

PF-7746

Mobile Home:

A prefabricated housing unit defined and regulated under the National Mobile Home Construction and Safety Standards Act of 1974.

Mini-Storage Units: Multiple storage buildings, usually attached with common walls, available for leasing.

RV Park or Campground:

A site used for temporary parking of two or more motor homes, travel trailers or tents for commercial or group use.

Townhouse:

A form of multi-family dwelling in which the owner of each unit shares the joint ownership of common land.

Parcel:

A tract of land separately described in a certificate of survey or subdivision plat.

Employee:

An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

PROPERTY DESCRIPTION
E1-2W1-2NWSE INDEX 7
CS #2457 TRACT H
10.18 AC

LOT BLOCK
SEC TNSP RANGE
21 6 21

X Kenneth E. Gardner
(Signature)
KENNETH E. GARDNER
(Type or Print Name)

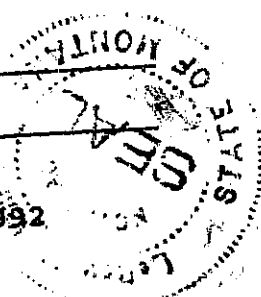
Dated this 3 day of SEPT., 1992

X Betty C. Gardner
(Signature)
BETTY C. GARDNER
(Type or Print Name)

Dated this 3 day of SEPT., 1992

[Signature]
(Signature)
[Type or Print Name]

Dated this 31st day of September, 1992



STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

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Notary Public for the State of _____
Residing at _____,
My Commission expires _____

STATE OF _____)
: ss.

County of _____)

On this _____ day of _____, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of _____
Residing at _____,
My Commission expires _____

July 25, 1992

Dear Neighbor:

The Blodgett Canyon/ Canyon Creek Neighborhood Voluntary Zoning District petition is moving into the home stretch. We have tried to craft a petition that all of the owners within the zone can feel good about supporting. This process has been going on since last fall and has involved about half a dozen meetings where input was received and compromises made. We sincerely hope that all constructive suggestions have been incorporated into what you now have before you.

We are now in the process of collecting the necessary signatures. Once we collect the signatures, the county will notify every owner within the proposed zone by certified mail that there will be a public meeting on a particular date. At this meeting, the Commissioners will review the petition with those in attendance and suggest any necessary changes. Following some time period for additional input, the zone will be either approved or denied by a vote of the Commissioners.

If you would like to sign the petition, please do so in the presence of a notary public and have it notarized. You are to sign your name exactly as it appears on the petition. If the deed is in more than one name, all parties must sign and have all signatures notarized. If you own multiple properties under slightly different names (one as an individual, one as a trustee of a family trust, for example), you must sign two (or more) petitions. If you own multiple properties under the same name, the legal descriptions of all properties contained in the proposed zone will be attached to a single petition, and only one signature will be required.

Please return the signed petition(s) in the envelope provided. If you have any questions at this time, contact either of us. We may be hard to reach during the middle of August, so an early response will be much appreciated.

Sincerely,

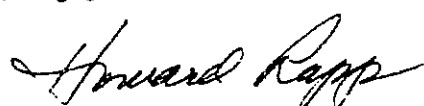

George Masnick

(406) 363-6654


Howard Rapp

(406) 363-5002

PO BOX 890
Hamilton, MT
59801

Thanks for your help and input. Finally, we are ready to go! Takes time, I guess. Be sure all three of you sign, just as shown. 

PE- 2246 111

PETITION TO CREATE A ZONING DISTRICT

INTRODUCTION. The Petitioners request that the Ravalli County Commissioners establish a voluntary zoning district. The district is created to allow growth in the community while preserving low population density, adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, protect the watershed and preserve open space for wildlife habitat and natural vegetation. The district is to preserve the area as one of single family residences, limiting commercial activity to home base enterprises and to provide that future owners of the property do not change the essential character of the area as it is today.

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PROHIBITED USES.

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- commercial businesses other than home based;
- restaurants, bars and clubhouses;
- school dormitories, drug or alcohol treatment centers, prisons and any other group quarters;
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- post and pole plants, outdoor stationary saw mills, or any business requiring daily and prolonged use of chainsaws, planers, etc. outdoors;
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- mini-storage businesses;
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Townhouse:

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Parcel:

A tract of land separately described in a certificate of survey or subdivision plat.

Employee:

An individual performing work for the business, whether as an officer, employee, independent contractor or otherwise, whether paid or unpaid.

Legal Description of Property:

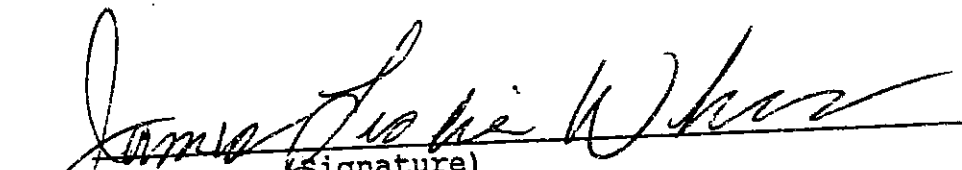
PROPERTY DESCRIPTION

W1-2NW INDEX 3

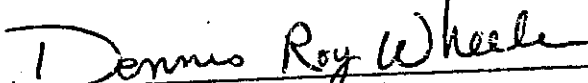
SUBJ TO 3.62 AC USFS ROAD

NET 76.38 AC

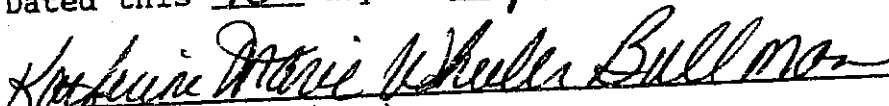
SEC TWPNSP RANGE
21 6 21


(Signature)
JAMES LESLIE WHEELER
(Type or Print Name)

Dated this 9th day of November, 1992


(Signature)
DENNIS ROY WHEELER
(Type or Print Name)

Dated this 18th day of Sept, 1992


(Signature)
KATHERINE MARIE WHEELER BULLMAN
(Type or Print Name)

Dated this 4th day of Nov, 1992



7746

STATE OF Washington)

County of Snohomish : ss.

On this 9th day of November, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared James Wheeler, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Joel A. Maier
Notary Public for the State of Washington
Residing at Seattle
My Commission expires 18 August 1996

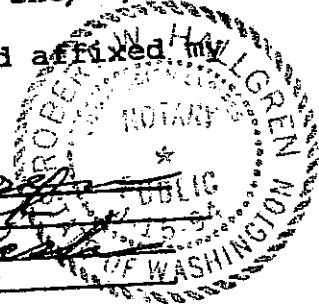
STATE OF WASH.)

County of THURSTON : ss.

On this 18 day of September, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared DENNIS ROY WHEELER, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Robert M. Hallgren
Notary Public for the State of Wash.
Residing at Olympia
My Commission expires 4-15-94



STATE OF Montana)

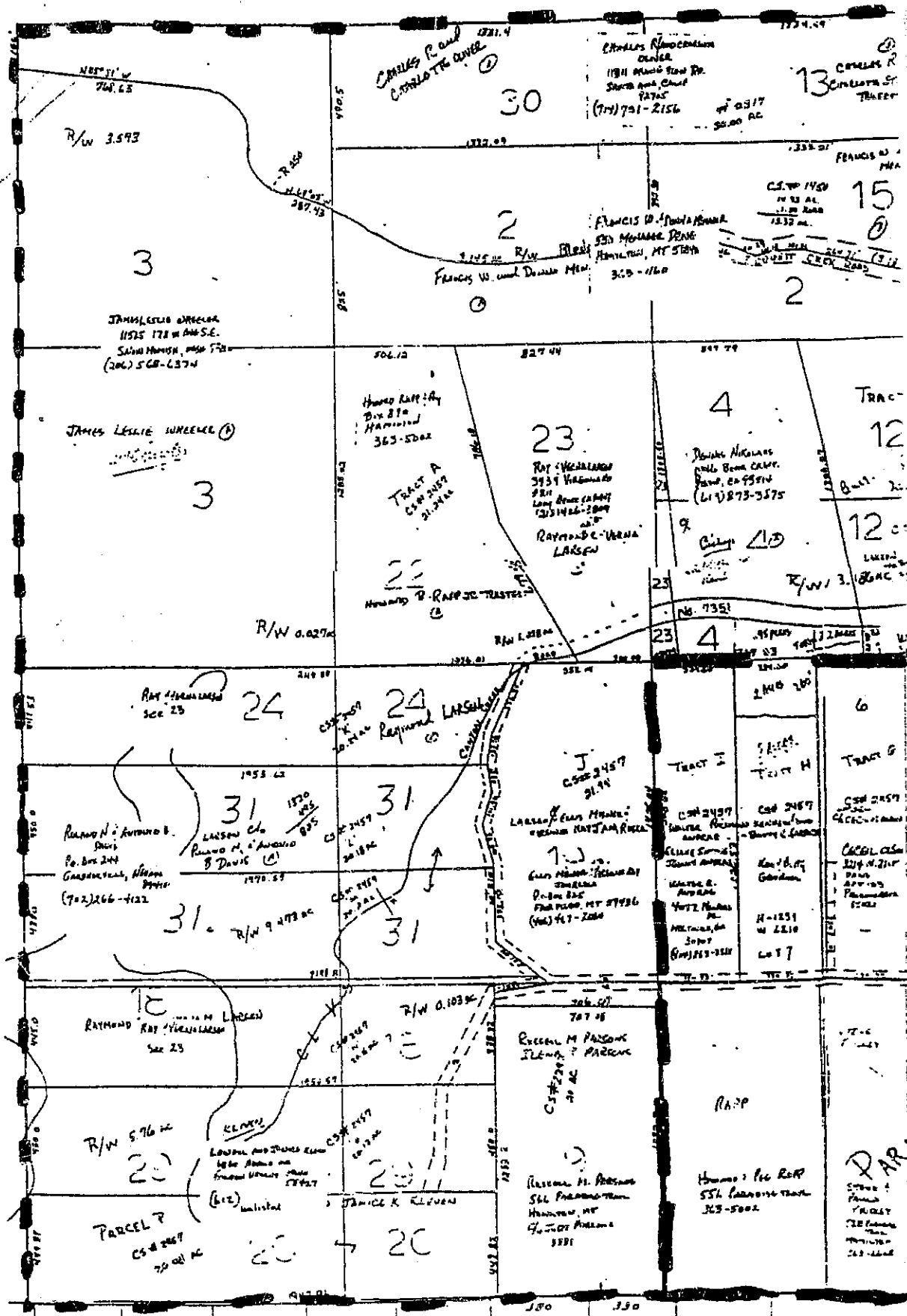
County of Glacier : ss.

On this 4th day of November, 1992, before me the undersigned, a Notary Public for the State aforesaid, personally appeared Katherine Marie Wheeler Bullman, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Louise Petersen
Notary Public for the State of Montana
Residing at Bozeman
My Commission expires 7-29-95





CHARLES R & 60 Ac
CHARLOTTE OLIVER

Range No. 1 R 2 E
Twp No. 22 N

Sec 21

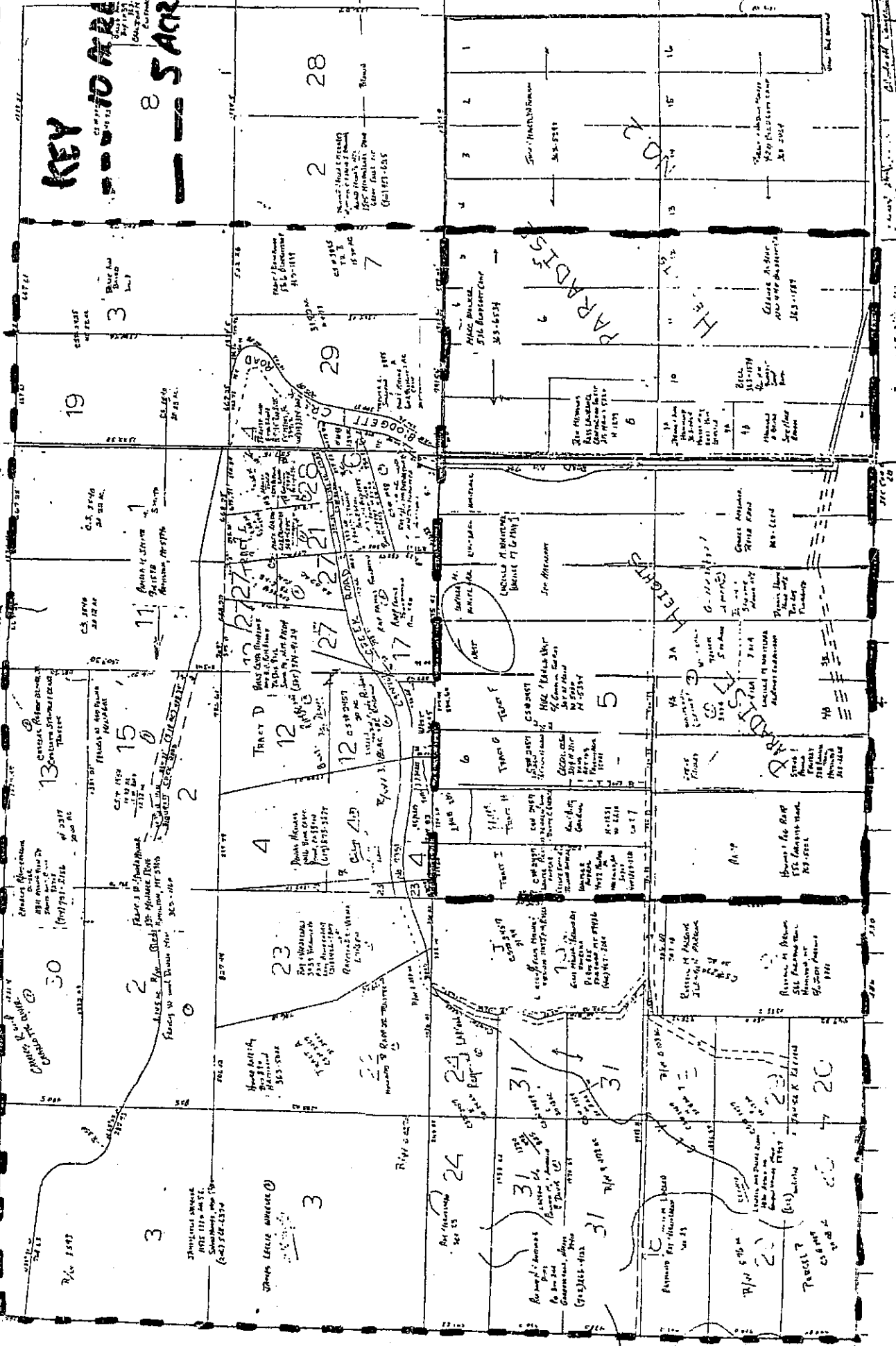
Township No.

Sec 21

Township No.

KEY

TO AREA
SAC



44-1145 110
GEORGE M ZONING

Section 22

Index 19	Pamela M Smith
Index 3	Billie Ann Baird
Index 4	Lewis A & Karlotta K Somerlot
Index 29	John T de Runtz
Index 7	Brent C & Beth D Holmes
Index 18	David F & Janice M Bourgeois
Index 16	Raymond R & Norma J Dudney

Section 16

Index 1	Charles Robert Jr & Charlotte Standley Oliver Tr
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Section 15

Index 7	Charles Robert Jr & Charlotte Standley Oliver Tr
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Paradise Heights #2

Lt 5	Marc Euberne Walker
Lt 6	Marc Euberne Walker
Lt 7	Marc Euberne Walker
Lt 8	Jean M Matthews & Russell W Lawrence
Lt 9A	Jerome & Ana Luisa Hammond
Lt 9B	Maureen O'Brien
Lt 10	Gregory A & Dorothy N Bell
Lt 11	Eleanor R Albert
Lt 12	Eleanor R Albert

Section 21

Index 1	Pamela M Smith
Index 2	Francis W & Donna Menager
Index 3	James Leslie & Dennis Roy Wheeler
	Katherine Marie Wheeler Bullman
Index 4	Dennis P & Linda Lee Nikolaus
Index 5	Michael H & Karla J West
Index 6	Cecil M Olson
Index 7	Kenneth E & Betty C Gardner
Index 8	Walter Richmond & Elaine Simone Jeanne Andrae
Index 9	Russell M & Ileen R Parsons
Index 11	Pamela M Smith
Index 12	Billy Clyde & B C Rimbeaux
Index 13	Charles Robert Jr & Charlotte Standley Oliver Tr
Index 14	Raymond R & Norma J Dudney
Index 15	Francis W & Donna Menager
Index 16	Michael H & Karla J West
Index 17	Rapp Family Foundation Inc
Index 18	Raymond C & Verna M Larsen Tr
Index 19	Ellis Misner & Virginia Kay Jamruska
Index 20	Lowell H & Janice K Kleven
Index 21	Mark E Rhodes
Index 22	Howard B Rapp Jr Tr
Index 23	Raymond C & Verna M Larsen Tr
Index 24	Raymond C & Verna M Larsen Tr
Index 25	Cecil M Olson
Index 26	David F & Janice M Bourgeois
Index 27	B C Rimbeaux
Index 28	Nancy Joy Torre
Index 29	Lowell H & Janice K Kleven
Index 30	Charles R & Charlotte Oliver
Index 31	Roland N & Antonia B Davis

Paradise Heights Blk 1
 Pt Lt 1 Michael H & Karla J West
 Pt Lt 1 Michael H & Karla J West
 Lt 2 Lucille M Whitlark Tr
 Lt 3 Lucille M Whitlark Tr
 Lt 4 Lucille M Whitlark Tr

Paradise Heights Blk 2
 Lt 1 George S Masnick & Reisa A Kahn
 Lt 2 George S Masnick & Reisa A Kahn
 Lt 3A Dennis & Sherie Hand
 Lt 3B Lucille M Whitlark Tr
 Lt 4A Lucille M Whitlark Tr
 Lt 4B Lucille M Whitlark Tr
 Lt 5 Lucille M Whitlark Tr
 Lt 6 Paula L & Steven L Frickey
 Lt 7 Howard B Rapp Jr Tr

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Pamela M Smith
Billie Ann Baird
Lewis A & Karlotta k Somerlot
John T de Runtz
Brent C & Beth D Holmes
David F & Janice M Bourgeois ✓
Raymond R & Norma J Dudney

Section 16
Index 1

Charler Robert Jr & Charlotte Standley Oliver TR

Section 15
Index 7

Charles Robert Jr & Charlotte Standley Oliver TR

Paradise Heights #2

Lt 5
Lt 6
Lt 7
Lt 8
Lt 9A
Lt 9B
Lt 10
Lt 11
Lt 12

Marc Euberne Walker
Marc Euberne Walker
Marc Euberne Walker
Jean M Matthews & Russell W Lawrence
Jerome & Ana Luisa Hammond
Maureen Q'Brien
Gregory A & Dorothy N Beil
Eleanor R Algert
Eleanor R Algert

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Lowell H & Janice K Kleven
Charles R & Charlotte Oliver
Roland N & Antonia B Davis

I, Betty T. Lund, Ravalli County Clerk & Recorder do hereby
certify that the above listing of 53 names are the freeholders
in the Howard Rapp Zoning Area as of June 1, 1992

STATE OF MONTANA

Betty T. Lund

Betty T. Lund
Ravalli County Clerk & Recorder